

BRUCE T. VERMEULEN and CHERYL M. PELLETIER

of Waterville, Kennebec County, State of Maine  
 (being ~~XXX~~ married), for consideration paid,  
 grant to IRENE PURCELL

020305

of China, Kennebec County, State of Maine  
 with ~~Warranty Covenants~~  
 the land in Waterville, Kennebec County, State of Maine, bounded and  
 described as follows:

TRANSFER  
 TAX  
 PAID

Starting at a point on the northerly line of Lot 49 as shown on a Plan of Johnson Heights Extension, dated April 10, 1947, made by Harry E. Green, recorded in Kennebec Registry of Deeds, Plan Book 15, Page 50, which point is situated 15 feet easterly of the northeast corner of Lot 51 as shown on said Plan; thence to the east along the northerly line of Lot 49 a distance of 55 feet to the northeast corner of Lot 49; thence continuing in a straight line along the northerly line of Lot 47 as shown on said Plan a distance of 50 feet; thence to the south parallel with the easterly line of said Lot 47 a distance of 100 feet to the south line of said Lot 47; thence to the west along the south line of said Lot 47 and along the south line of said Lot 49 a distance of 105 feet; thence to the north and parallel with the westerly line of Lot 51 as shown on said plan a distance of 100 feet to the point of beginning.

The above conveyance is subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 30 feet from the line of any street, provided, however, that porticoes projecting not over 3 feet, steps and bay windows may be allowed on said reserved space. No part of any building shall be placed nearer than 6 feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$15,000.00. No garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than 70 feet frontage on the street. The grantors shall not be responsible for the enforcement of these restrictions.

Being the same premises conveyed to the within grantors by deed of Ernest Reidman, dated July 13, 1983, recorded in Kennebec County Registry of Deeds, Book 2586, Page 243.

Bruce T. Vermeulen and Cheryl M. Pelletier, husband and wife,

~~jointly and severally~~ releases all rights by ~~deed and all other rights~~ in the premises being conveyed.

Witness our hands and seals this

29th day of August 1989

*Bruce T. Vermeulen*

Bruce T. Vermeulen

*Cheryl M. Pelletier*

Cheryl M. Pelletier

The State of Maine

Kennebec ss.

August 29 1989

Then personally appeared the above named Bruce T. Vermeulen

and acknowledged the foregoing instrument to be

his free act and deed,

RECEIVED KENNEBEC SS.

Before me

*Lillian L. Levesque*

~~Justice of the Peace~~ - Attorney at Law - Notary Public

Printed Name: Lillian L. Levesque

My commission expires April, 1994.

1989 SEP -5 AM 9:00

1201 S WARRANTY DEED